



REQUEST FOR PROPOSALS

TO LEASE HISTORIC BUILDINGS IN HOT SPRINGS NATIONAL PARK

ISSUED: May 20, 2011

Offers and any modifications of them must be received by the National Park Service by

December 16, 2011 by 4:30 pm CST

At

National Park Service
Midwest Regional Office
Attn: Concessions and Leasing Manager
601 Riverfront Drive
Omaha, NE 68102

ADDRESS QUESTIONS AND INQUIRES IN WRITING TO:

Superintendent Hot Springs National Park 101 Reserve Street Hot Springs, Arkansas 71901

UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
MIDWEST REGION

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REQUEST FOR PROPOSALS TO LEASE HISTORIC BUILDINGS IN HOT SPRINGS NATIONAL PARK

I. Introduction

This Request for Proposals (RFP) is issued by the National Park Service (NPS) to solicit proposals from the private sector to lease on a long-term basis one or more of three historic buildings in Hot Springs National Park (Park).

The three buildings offered for lease in this RFP – the Superior, Hale and Maurice Bathhouses – are located on Bathhouse Row, a National Historic Landmark District on Central Avenue in the City of Hot Springs, Arkansas. The fourth building – the Libbey Memorial Physical Medical Center – is located three blocks east of Bathhouse Row on Reserve Street. Built between 1892 and 1923, the buildings range in size from approximately 12,000 square feet to over 28,000 square feet. See Attachment A for descriptions.

Bathhouse Row contains the grandest collection of bathhouses of its kind in the United States. Five of the eight buildings in that city block are open to the public. The Lamar Bathhouse is used by the NPS as office space and will soon house the park's museum store. The Buckstaff Bathhouse, open under a concessions contract with the NPS, is a traditional bathhouse which has been operating continuously since 1912. The Ozark and Quapaw Bathhouses operate under 55-year leases with the NPS -- the Ozark as a museum of contemporary art and the Quapaw as a modern day-spa which offers the thermal water in pools and in individual tubs in a private bathing area. The Fordyce Bathhouse was restored in 1989 and operates as the Hot Springs National Park Visitor Center and Museum.

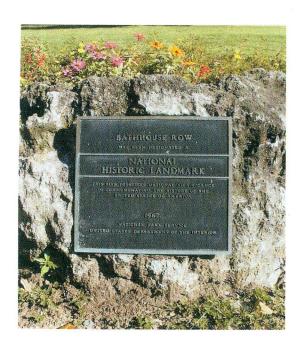
Adaptive Reuse

Although the buildings being offered under this RFP were historically built and used as bathhouses, the NPS seeks proposals which include an adaptive re- use of the facilities. The

NPS particularly believes that restaurant and retail operations are appropriate and are feasible business opportunities on Bathhouse Row since the downtown area is already a major tourism and shopping destination. The NPS welcomes the submission of proposals for other types of business opportunities consistent with the terms of this RFP. Applicants should note, however; that the following are activities that would not be considered appropriate uses of the buildings:

- Private Residences
- Adult Entertainment
- Gambling Enterprises

In addition, proposed uses for museum or similar purposes must be consistent with the provisions of NPS Management Policies 2006, Chapter 7.1, for the conduct of interpretive and educational programs in an area of the National Park System. (See Appendix A to this RFP). The complete NPS Management Policies are available on the NPS website at www.nps.gov





The Park

Congress established Hot Springs Reservation in 1832 to protect the naturally flowing thermal springs on the southwestern slope of Hot Springs Mountain. Hot Springs Reservation together with the City of Hot Springs developed into a well-known resort that attracted and hosted health seekers from around the world. The Reservation was renamed Hot Springs National Park in 1921. Today, the 5,500-acre national park continues to protect the 47 hot springs and the architecturally unique bathhouses that were built to offer the thermal water for bathing and relaxation.

Most Hot Springs National Park visitors come from the state of Arkansas and the five neighboring states of Louisiana, Tennessee, Missouri, Oklahoma and Texas. The following metropolitan areas are within a 350-mile radius of the park: Dallas/Fort Worth, Oklahoma City, Kansas City, Memphis, Jackson, Tulsa, St. Louis, and Shreveport.

Between 2006 and 2010, the Park averaged 500,000 visitors per year on Bathhouse Row. Park-wide visitation, including recreation and non-recreation use, for the same period averaged 3,567,505 visitors.

Bathhouse Row and its environs epitomize Hot Springs National Park in the minds of many people. It reflects the eclectic architectural interests of the early 20th century and recalls a period when the availability of leisure time and an interest in the therapeutic benefit of spas made the Hot Springs area a resort of national reputation.

Local and Regional Economic Environment

The City of Hot Springs (City) is located in Garland County (County) about 52 miles southwest of Little Rock in the south central part of Arkansas. With a combined population of approximately 98,000, the City and County exert significant influence on the Park. The area is a popular family and group destination in the South with its lakes, family friendly attractions, shopping, and thoroughbred horse racing. The community enthusiastically endorses the NPS effort to lease the available buildings through this RFP.

The City of Hot Springs is known as "the tourism capital of Arkansas" and it is a year round attraction to music and art lovers, and outdoor enthusiasts. Local attractions include Lake Hamilton, Lake Catherine and Lake Ouachita State Parks, which are popular regional water-based recreation destinations with yearly visitation of more than 1,343,400, and Magic Springs, an amusement park which attracts 350,000 visitors annually. Oaklawn Park (racetrack and gaming), attracts approximately 1,580,000 visitors each year.

Leisure travelers to Hot Springs spend an estimated average of \$100 per person per day on food, shopping, transportation, entertainment, lodging, and miscellaneous expenditures. Of this \$100, 22% is spent on shopping and 23% is spent on food.

In the last decade, the Hot Springs area has experienced a rapid growth in the number of chain restaurants relocating near the lakes and has become a regional shopping center for surrounding smaller towns and communities. There are over 4,000 hotel/motel rooms and more than 200 restaurants in the immediate area and Bathhouse Row is located in the heart of this thriving commercial sector.

The City's downtown has experienced a renewal. Artists and Art Gallery owners have been instrumental in stimulating a vibrant night life in the Central Avenue Historic District. A popular Gallery Walk on the first Friday of every month has continued uninterrupted for more than 20 years. A newly added Antique Walk on the third Friday of the Month has added to the charm and increased the pedestrian traffic downtown. The opening of the Embassy Suites Hotel & Spa in 2003 and the addition of a handful of eclectic restaurants make the downtown area even more inviting to visitors.

The Hot Springs Convention Center built in the 1960s as a 70,000 square foot facility is an attraction on its own. The center was expanded in 1998 to 240,000 square feet, and expanded again in 2003 to its present 360,000 square-foot facility. Convention Center activities range from concerts by named-entertainers, sporting events to national and regional conventions, and, accordingly, the types and sizes of visiting groups vary significantly. In 2010, more than 358,400 visitors attended 282 events hosted at the convention center.

Food and beverage, upscale retail operations, and art galleries are among the most successful businesses in the downtown area.

II. The Buildings to be Leased

The buildings available for lease are the Superior, Hale, and Maurice Bathhouses on Central Avenue. The buildings are more than 80 years old and are vacant at this time. The NPS has completed extensive stabilization and rehabilitation work on all the buildings. However, lessees will be required to complete substantial additional rehabilitation work in order to make the buildings suitable for their specific intended uses. Attachment A to this RFP describes each of the three buildings. It is the responsibility of the applicant to inspect the buildings and verify existing conditions. It is highly recommended that applicants consult appropriate architectural and engineering professionals regarding their

rehabilitation plans. Applicants should note that the NPS considers that the rehabilitation cost of any of the buildings will exceed \$500,000.

III. Historic Preservation Considerations

The rehabilitation plans of the lessees must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and related policies and procedures. (See Appendix B to this RFP). All proposed rehabilitation plans of selected lessees will be reviewed by the NPS in consultation with the Arkansas State Historic Preservation Office to assure consistency with these standards.

IV. Term of the Lease and Rent

36 C.F.R. Part 18 (See Appendix C to this RFP) states that the term of an NPS lease may be up to 60 years but directs that the term be as short as possible, taking into account the financial obligations of the lessee and other relevant factors.



Leases awarded under this RFP will require the payment of at least fair market value rent to the NPS. The determination of fair market value rent will take into account the lessee's rehabilitation costs associated with the leased property, the limitations on the uses of the property, and other relevant considerations.

To establish fair market value rent, the NPS will secure an appraisal of the property to be leased subsequent to selection of lease proposals. In general, applicants should anticipate paying rent comparable to rents for similar space and uses in the Hot Springs area. The rent will be adjusted over the lifetime of the lease based on the annual Consumer Price Index (CPI) as published by the U.S. Department of Labor. Attachment B to this RFP lists additional terms and conditions a lease will contain along with related legal and business considerations.

V. Proposal Instructions

Proposals must identify the building or buildings to be leased and contain specific detailed rehabilitation and investment plans and evidence of financial and management capability.

Innovative leasing proposals are welcomed. Proposals should be persuasive as to their feasibility and should reflect a realistic understanding of the buildings and their value. The terms and conditions of selected proposals, to the extent acceptable to the NPS, will be incorporated into the final leases.

E-mail or faxed proposals will not be accepted. Six copies of each proposal must be submitted (one copy must be the signed original). The copies will be on 8-1/2" x 11" paper, unstapled, and in 3-ring binders.

The NPS will evaluate responsive proposals that offer to further rehabilitate and reuse at least one specific building in conformance with the requirements of this RFP.

Each applicant is advised to furnish all the information required by this RFP. Failure to do so may result in a less favorable evaluation or a determination of non-responsiveness. A non-responsive proposal is a proposal that is not timely submitted or fails to meet the material terms and conditions of this RFP.

Proposals must be signed by an official authorized to act on behalf of the applicant.

Proposals and modifications must be enclosed in sealed envelopes and submitted in a timely manner. The face of the envelope must show the hour and date specified on the title page of this RFP and the name and address of the applicant. Proposals should be addressed to Concessions and Leasing Manager, National Park Service, Midwest Regional Office, 601 Riverfront Dr., Omaha, NE 68102

Any questions an applicant may have regarding this RFP must be submitted in writing at least thirty (30) days in advance of the submission date in order to allow the NPS sufficient time to reply in writing to the requestor. No NPS employee or agent is authorized to make binding oral commitments of any nature regarding this RFP and/or the proposed leases.



Site visits can be arranged. Those interested in attending should contact the Park Superintendent or her representative for further information.

If applicants wish to have the NPS withhold proprietary financial information from potential disclosure, please refer to Attachment C to this RFP for information regarding use and disclosure of information contained in proposals.

This RFP and the bathhouse leases to be awarded under it are subject to 36 C.F.R. Part 18. (See Appendix C to this RFP).

VI. Content of Proposals

A submitted proposal for one of more of these buildings consists of following six sections:

- 1. Building Use Proposal
- 2. Proposed Preservation and Rehabilitation Plan
- 3. Proposed Environmental Plan
- 4. Financial Plan
- 5. Statement of Management Qualifications
- 6. Proposed Lease Terms and Conditions

1. Building Use Proposal

The building use proposal must identify the building(s) to be leased and specify the proposed use(s) of the building(s), the modifications or alterations to the buildings that will be required, and the time schedule for completing these modifications or alterations. The proposal should explain how the use(s) are compatible with the preservation, protection and visitor enjoyment of the Park. It should include, if applicable, facts, information, and data that demonstrate that a viable market demand exists for proposed commercial uses.



2. Preservation and Rehabilitation Plan

The preservation and rehabilitation plan is to specify how the applicant intends to carry out the proposal and shall address the preservation of the interior and exterior of the building(s) to be leased. The plan shall comprehensively

describe the applicant's proposed rehabilitation work and outline a detailed schedule for program development, rehabilitation, completion, and opening for operation. The appropriate preliminary plans and drawings should be included in the plan. Applicants should carefully review the Secretary of the Interior's Standards for the Treatment of Historic Properties in this regard. (See Appendix B to this RFP.)

If requested, the NPS will provide applicants with copies of the most current full-scale architectural drawings of the buildings. A cost recovery fee will be charged for the plans.

3. Environmental Plan

The environmental plan should describe how the applicant's proposed use(s) of the leased building(s) will be conducted in an environmentally sound manner through, among other programs and actions, energy conservation, waste reduction and recycling.

4. Financial Plan

The financial plan should specify the financial means to implement the proposal. The proposal should not presume the availability of any federal funds or the likelihood of philanthropic income from private sources. The following information should be provided in sufficient detail to allow the NPS to make an informed evaluation of the financial plan:

- a. A statement of the financial circumstances of the applicant. The applicant should include a copy of the applicant's audited annual financial statements from its two most recent fiscal years. If a new joint venture or entity is created specifically to respond to this RFP, such audited financial statements from the participating entities should be included.
- b. A plan describing the projected costs of implementing the applicant's proposal, including without limitation, estimated rehabilitation and other expenses (for each

identified building), expected equity requirements, and the working capital necessary to undertake the proposal and related lease obligations. The plan should document the source of these funds to the applicant and include compelling written evidence that the necessary funds are or will be available to the applicant through deposit documentation, financing commitment letters, letters of credit and/or other supporting material.

c. Identification of any affiliation or other relationship between the applicant and any other company, parent company, or subsidiary.

Applicants should complete and submit the form entitled "Financial Qualifications" included in Attachment D to this RFP.

5. Statement of Management Qualifications

The statement of management qualifications should detail the management capability of the applicant to carry out its proposal, as follows:

- a. A statement describing the experience and qualifications for managing both the building rehabilitation and the proposed building use(s), including, without limitation, experience in historic rehabilitation, if any. Relevant experience in carrying out the types of activities stated in the applicant's environmental plan should be included. If you have ever filed for bankruptcy, had fines imposed on you or your business, or other legal proceedings against you or your business, please state the date(s) and nature of such actions. Please include names of employers/businesses/clients, as appropriate, dates, addresses, and phone numbers.
- b. The name, address, and telephone number of the applicant and the name, address, and telephone number of a representative authorized to act on its behalf.
- c. If the applicant is not an individual doing business under his/her own name, the statement of management qualifications must describe the status of the applicant (whether a corporation, a

non-profit or charitable institution, a partnership, a business association or a joint venture) and indicate the jurisdiction under whose laws it is organized and operating.

- d. Identify the known principals, partners, or coventures participating in the project, and the nature and share of each participant's interest in the project.
- e. Provide the following information regarding your organization (existing or proposed); additional pages may be used in order to provide complete information:

If a corporation:
Articles of incorporation and by-laws
Organizational chart
List of officers and directors

If a partnership:
Partnership agreement
List of partners and their roles

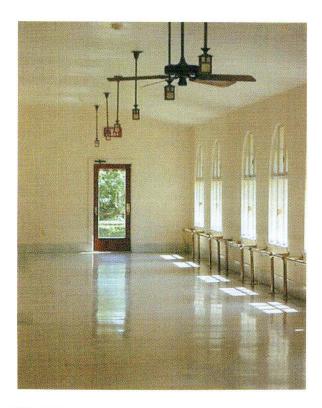
If a sole proprietorship or other form of organization:

An explanation of organization.

6. Statement of Proposed Lease Terms and Conditions

State the applicant's expectations as to the term of the lease and state any particular other lease terms and conditions the applicant would expect its proposed lease to contain. Applicants should make these statements in consideration of the provisions of 36 C.F.R. Part 18 (See Appendix C to this RFP) as well as in consideration of the requirements of this RFP.

In addition, if the proposal identifies more than one building for lease, state whether the proposal is conditioned on lease of all the identified buildings, or whether the applicant is willing to accept a lease for less than all of the building(s) identified in its proposal. If the applicant is willing to accept a lease of less than all the buildings sought in its proposal, it must provide its building priority list.



VII. Criteria for Selection of Lease Proposals

The NPS will evaluate proposals in response to this RFP under the following criteria:

- 1. The compatibility of the applicant's proposed use of the leased property with the preservation, protection and visitor enjoyment of the Park. Visitor enjoyment of the Park encompasses consideration of the suitability of the proposed use to a national park environment, including, without limitation, activities suitable for family participation and activities compatible with NPS educational and interpretive programs.
- 2. The compatibility of the applicant's proposal with respect to the building or buildings identified for lease and their proposed uses in comparison to other proposals received. The NPS seeks an overall adaptive reuse of these historic buildings in an economic, visual, and programmatically compatible and cohesive manner.
- 3. The financial capability of the applicant to carry out the terms of the lease, including the financing of building rehabilitation and intended uses.

- 4. The experience of the applicant demonstrating its managerial capability to carry out the terms of the proposed lease.
- 5. The ability and commitment of the applicant to conduct its activities in the Park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction and recycling.
- 6. The benefit to the NPS of the financial and other terms and conditions of the proposal, including, without limitation, the scope of rehabilitation work proposed, the term of the lease, and other proposed lease terms and conditions.
- 7. The compatibility of the proposal with the historic qualities of the building(s) to be leased.

VIII. Proposal Review and Selection Process

The NPS will review all responsive proposals submitted in response to this RFP through an evaluation panel assisted by technical consultants as appropriate.

It is the intention of the NPS to select prospective lessees from the responsive lease proposals submitted without further submittals or presentations. However, after the submission of proposals and prior to the selection of the best overall proposal(s), the NPS may request from any applicant additional information (in writing and/or through presentations) or written clarification of a proposal.

The responsive proposal for each building determined by the NPS to best meet on an overall basis the evaluation criteria will be selected for negotiation of a lease (subject to other terms and conditions of 36 CFR Part 18). Although each proposal is required to identify the building(s) to which it applies, the NPS may also evaluate proposals with respect to suitable additional buildings.

The NPS will then negotiate the terms of leases with the selected applicant(s), including specific provisions for building rehabilitation, rent, approvals, permitting, and coordination with the

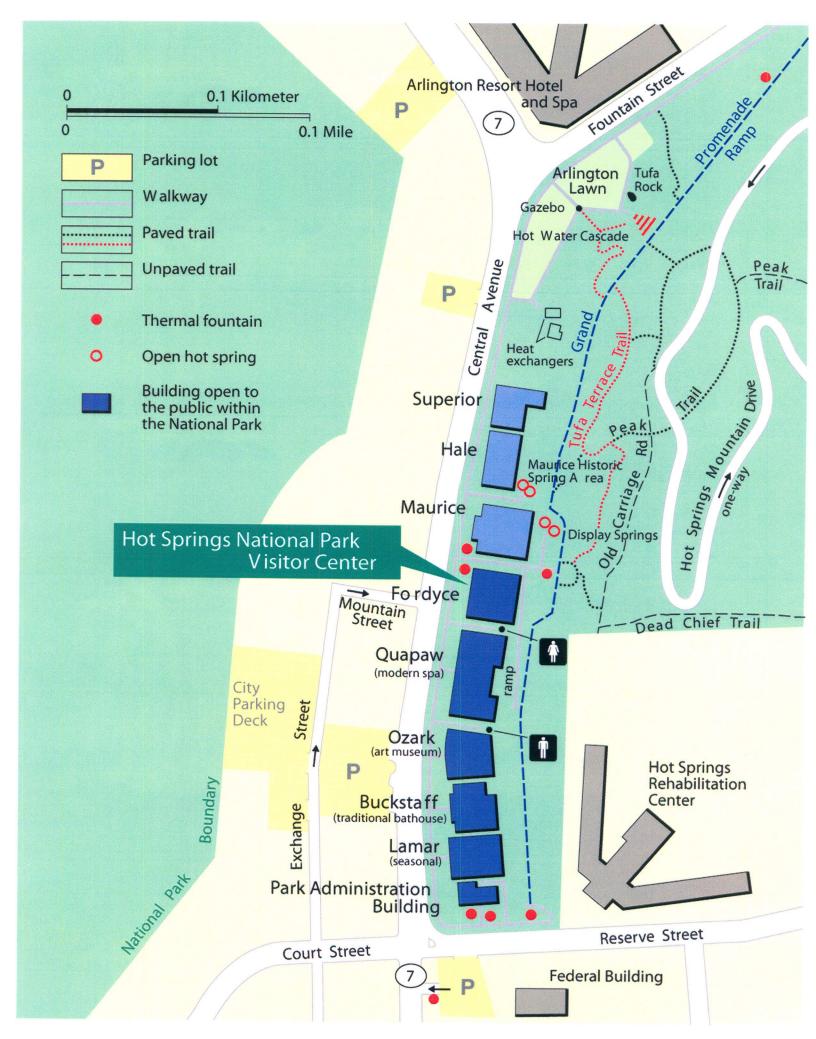
NPS within a time frame established by the NPS.

In the event that lease negotiations with a selected applicant fail to result in a lease of the applicable building(s), the NPS may offer to negotiate a lease for the building(s) with additional applicants that submitted responsive proposals under this RFP that the NPS considers to be suitable for the applicable building(s).

In the event that no responsive proposals are submitted applicable to a particular building or buildings, the NPS may offer to negotiate a lease under the terms of this RFP for the building or buildings with an applicant or applicants that submitted a responsive proposal for other building(s).

In accordance with 36 CFR Part 18, the NPS may choose to reject all proposals and re-solicit or cancel this RFP. For administrative convenience, this RFP collectively refers to all the buildings available for lease. However, for purposes of 36 CFR 18.8(d), each lease proposal is considered as submitted applicable only to the building or buildings identified in the proposal.





ATTACHMENT A: DESCRIPTION OF THE HISTORIC BUILDINGS AND ENVIRONS

General

The three bathhouses available for lease on Bathhouse Row are located within Hot Springs National Park on Central Avenue in downtown Hot Springs, Arkansas. The City of Hot Springs, with a population of approximately 39,000, is located approximately 52 miles southwest of Little Rock. The historic buildings available for lease are listed in the National Register of Historic Places (entered on November 13, 1974).

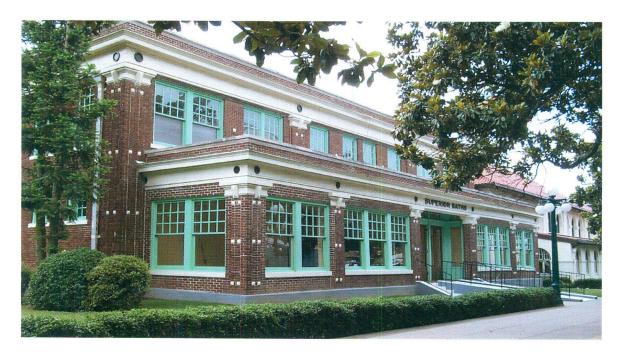
The boundary of the Bathhouse Row Historic District extends from the city curb at the northeast corner of Central and Reserve Avenues north along the curb to approximately 50 feet north of the Superior Bathhouse, then turns at a 90° angle and extends to approximately 25 feet east of the Grand Promenade, then follows in a generally southerly direction along a line 25 feet east of the irregular eastern edge of the Grand Promenade to the city curb at Reserve Avenue, then turns approximately west along the curb to the corner of Reserve and Central Avenues. In addition, that portion of the Grand Promenade that extends north from the area covered in the above description to the sidewalk along the southeast side of Fountain Street is included in the Historic District. The District includes approximately six acres.

Across Central Avenue and running parallel to Bathhouse Row Historic District is the City of Hot Springs Central Avenue Historic District, entered in the National Register of Historic Places on June 25, 1985.

Current Building Condition and Stabilization/Rehabilitation Work

The NPS has spent a substantial amount of federal funding in the bathhouses to make them suitable for readaptive use. Not all of the work completed applies to each of the buildings. Some of the stabilization measures include:

- Asbestos and lead-based paint have been removed from all buildings.
- Skylights and roofs have been totally rehabilitated or replaced.
- Structural problems and deficiencies have been repaired and/or corrected.
- Windows have been repaired or replaced in most buildings. Exterior walls have been repaired and repainted.
- Basic HVAC units installed for climate control temperature on first floors.
- Basic electrical service and water lines, including thermal water service have been installed.
- Natural gas lines have been installed for HVAC boilers.
- Demolition work on all unusable architectural, structural, mechanical, and electrical elements has been completed.
- Accessible ramps to all structures have been installed.
- Elevators installed at the Hale and the Maurice.
- Fire sprinkler systems installed in the Superior and Hale.

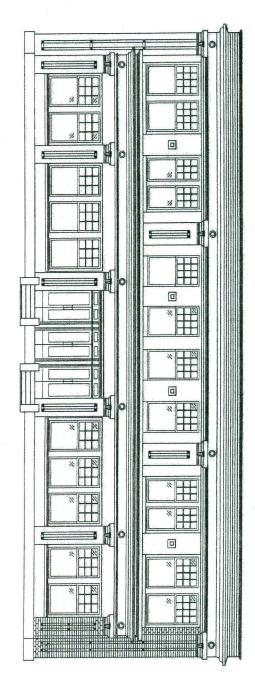


The Superior Bathhouse

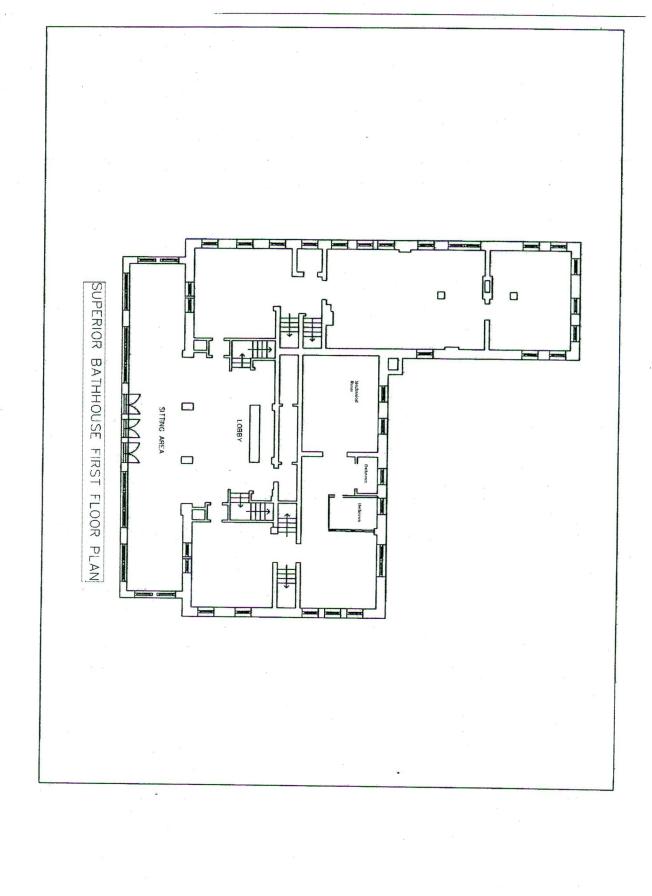
The northernmost bathhouse on Bathhouse Row is the Superior, completed in 1916 and designed by architect Harry C. Schwebke of Hot Springs, Arkansas. The building was constructed on the site of an earlier Superior Bathhouse and is simply designed in an eclectic commercial style of Classical Revival origin. The Superior is 10,655 square feet, including 4,522 square feet on the first floor, 3,444 square feet on the second floor, and 2,689 square feet in the basement. The Superior Bathhouse closed in 1983.

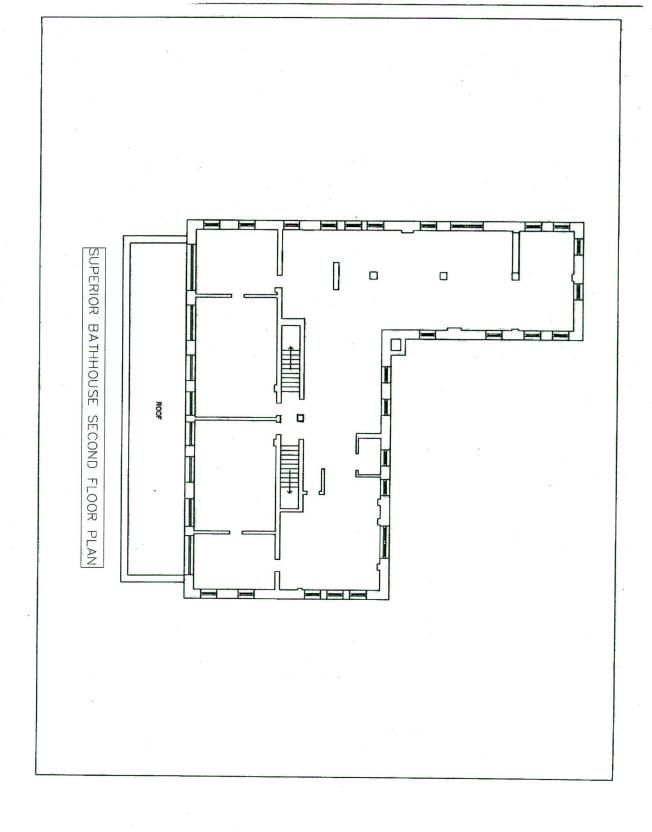
The Superior is "L"-shaped and constructed of load-bearing brick masonry walls with reinforced concrete-beams and flat-slabs and a few interior concrete columns. The roof is flat over both legs of the "L" and has a brick and clay-tile parapet. Principal exterior architectural details are on the front elevation. The three bays are separated by brick pilasters with patterned insets and decorated with concrete painted in imitation of ornamental tile. Tile medallions (paterae) are centered over the pilasters in the friezes below the first and second story cornices. The one-story sun porch at the front elevation projects out from the main mass of the two-story building.

The front desk in the lobby is marble and the stairs are marble and tile. Most of the interior hardware is brass. The floors are primarily tile; the ceilings are primarily plaster. Wall finishes vary from plaster to marble to tile. The exterior double hung wood frame windows have twelve lights over one light. A concrete ramp edged with wrought iron railings provides a central entrance to the structure.



SUPERIOR BATHHOUSE FRONT ELEVATION





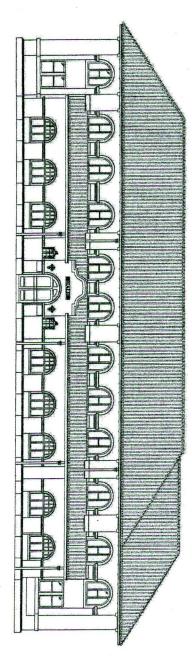


The Hale Bathhouse

The Hale was constructed in 1892-93, replacing an earlier Hale Bathhouse. The building underwent extensive renovations in 1919 (design by George Mann and Eugene Stern of Little Rock), and again in the late 1930s (design by Thompson, Sanders, and Ginocchio of Little Rock). The latter renovation changed the facade from neo-Classical Revival to Mission Style in 1939-40. The Hale is 12,007 square feet, including 5,614 square feet on the first floor, 3,968 square feet on the second floor, and 2,425 square feet in the basement. The building ceased operation as a bathhouse in 1978.

The Hale is generally rectangular in plan and is two and one-half stories in height. The building is primarily a brick and concrete structure, reinforced with iron and steel. By 1919, the neo-Classical building had a hierarchy of fenestration typical of that style: rectangular windows on the ground floor with arched windows on the second floor. The 1939 remodeling included changing the rectangular window openings of the sun porch to arched window openings like those on the second story. The hip roof was covered with red tile. The classical segmental arch over the main entrance became a simpler Spanish bell gable. The brick was covered with stucco, and wrought iron grilles were placed over the two windows flanking the entrance.

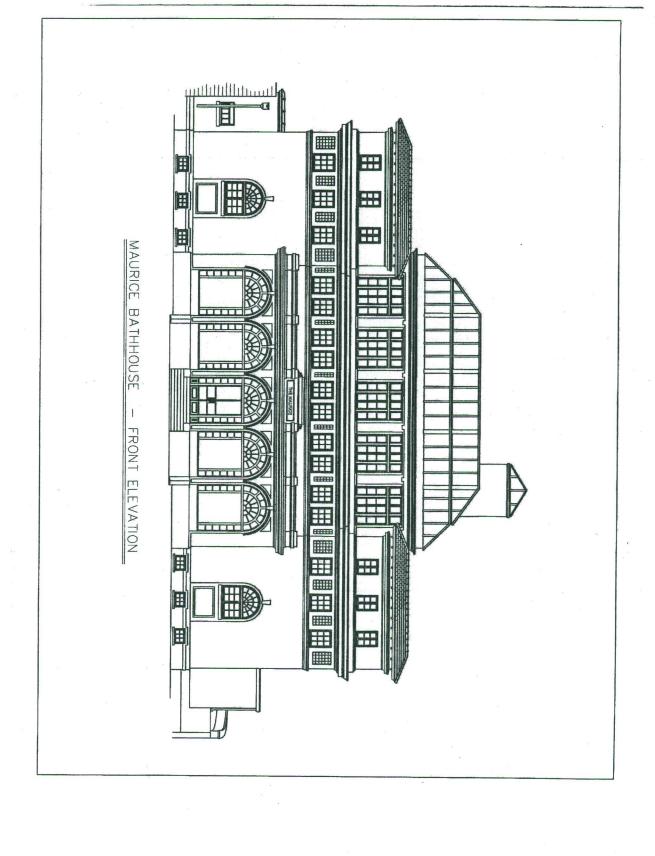
The front desk in the lobby is marble. Most of the interior hardware is brass. Wall finishes varied from plaster to marble to tile.



HALE BATHHOUSE FRONT ELEVATION

HALE BATHHOUSE - FIRST FLOOR PLAN

HALE BATHHOUSE - SECOND FLOOR PLAN





The Maurice Bathhouse

The Maurice Bathhouse, which originally opened in 1912, is a three-story structure with a basement and exterior dimensions of 100 feet by 100 feet. It totals 22,919 square feet of space divided into 79 rooms, with 4,940 square feet in the basement, 8,179 square feet on the first floor, 4,900 square feet on the second floor, and 4,900 square feet on the third floor. The exterior architecture is an eclectic mix of Spanish and Italian Renaissance Revival styles. Faced with stucco and inset colored tiles, it has good proportions, simplicity of design, and crisp detailing. The entry is a sun parlor or porch with five arched windows, set in antis between two pavilions. The five-bay motif is used again on the third floor in the central block. The Maurice Bathhouse closed in 1974.

The Maurice has load-bearing masonry walls with concrete-beam and slab-floor construction. The beams are generally exposed (although plastered) and the masonry is plastered inside and stuccoed outside. The non-bearing walls are apparently clay tiles with plastered surfaces. Except for the hung ceiling in the entrance lobby, all other floor and roof ceilings have plaster applied directly to the concrete slab and beams.

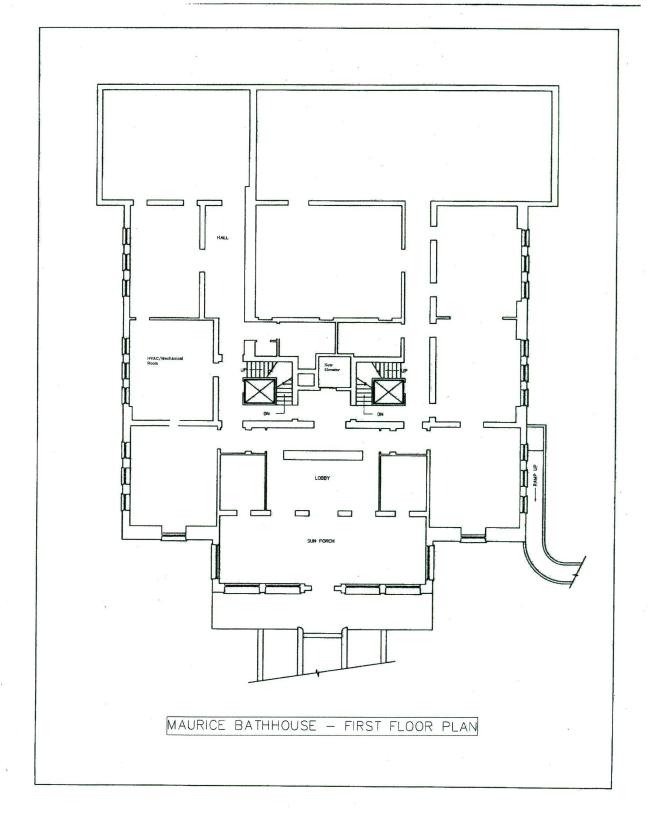
The full basement is under the front four-fifths of the building. It is almost entirely below grade and is roughly finished with painted, exposed-concrete-slab walls and concrete beams and ceiling. A therapeutic swimming pool stretches across most of the front of the building. Mechanical and equipment rooms, staff rooms, laundry, and storage occupied the remaining basement space.

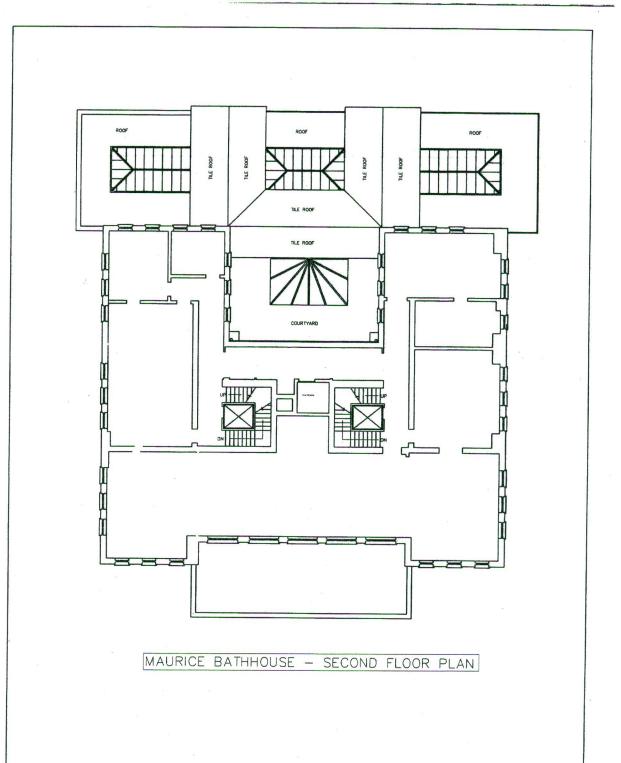
The ground floor contains a sun porch, the entrance lobby, two elevators and stairs, with men's bathing hall, pack room, cooling rooms, and massage room along the south side and rear center; similar but smaller pilasters form an elegant lobby feature. Three large leaded stained glass skylights were located in the men's side (two in room 112 and one in room 107) and one in the ladies side in room 113. In addition, there were smaller stained-glass windows in the cooling rooms. Most of the stained glass has been removed, repaired, and it is in storage for its protection.

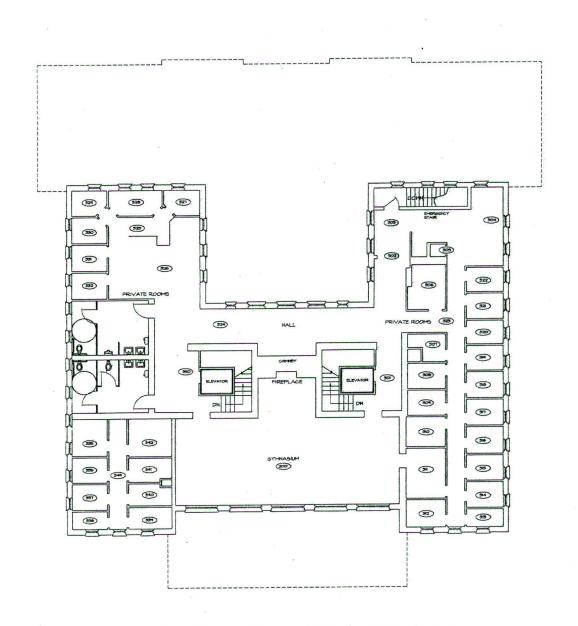
A large portion of the first floor is only a single story so the second floor is smaller. On the second floor are men's and ladies' dressing rooms; on the men's side is a billiard room with a mural border painted on canvas and miscellaneous staff rooms. The mural has been removed and stored for protection.

The third floor now contains an equipped, wood-paneled gymnasium at front center. This room was used previously as a solarium and as the "Dutch Den." The stained glass ceiling in the sky lighted gymnasium no longer remains, but the paneled walls and the inglenook fireplace and flanking seats are still in place. One small stained glass panel from the ceiling is in the park's museum collection. There are a number of small private rooms along both sides of the third floor; their interior walls are not load-bearing.

The roof of this building is predominantly flat, but has sloping green tile roofs along the parapet, over some of the rear spaces, and over the elevator penthouse. The third floor center is crowned by a pyramidal skylight that presents a dominant visual element of the façade.







MAURICE BATHHOUSE - THIRD FLOOR PLAN